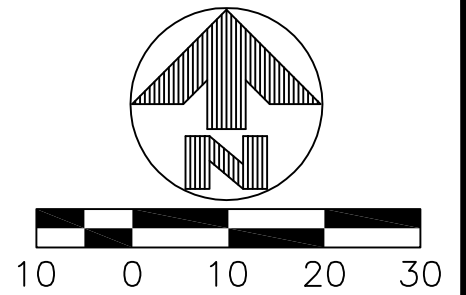


PLOT PLAN

LOT 2074 (8,220 SF) 0.189 AC. BERRYVIEW ESTATES SECTION 2 VILLAGE OF GERMANTOWN MONTGOMERY COUNTY, OHIO FOR: CRISTO HOMES

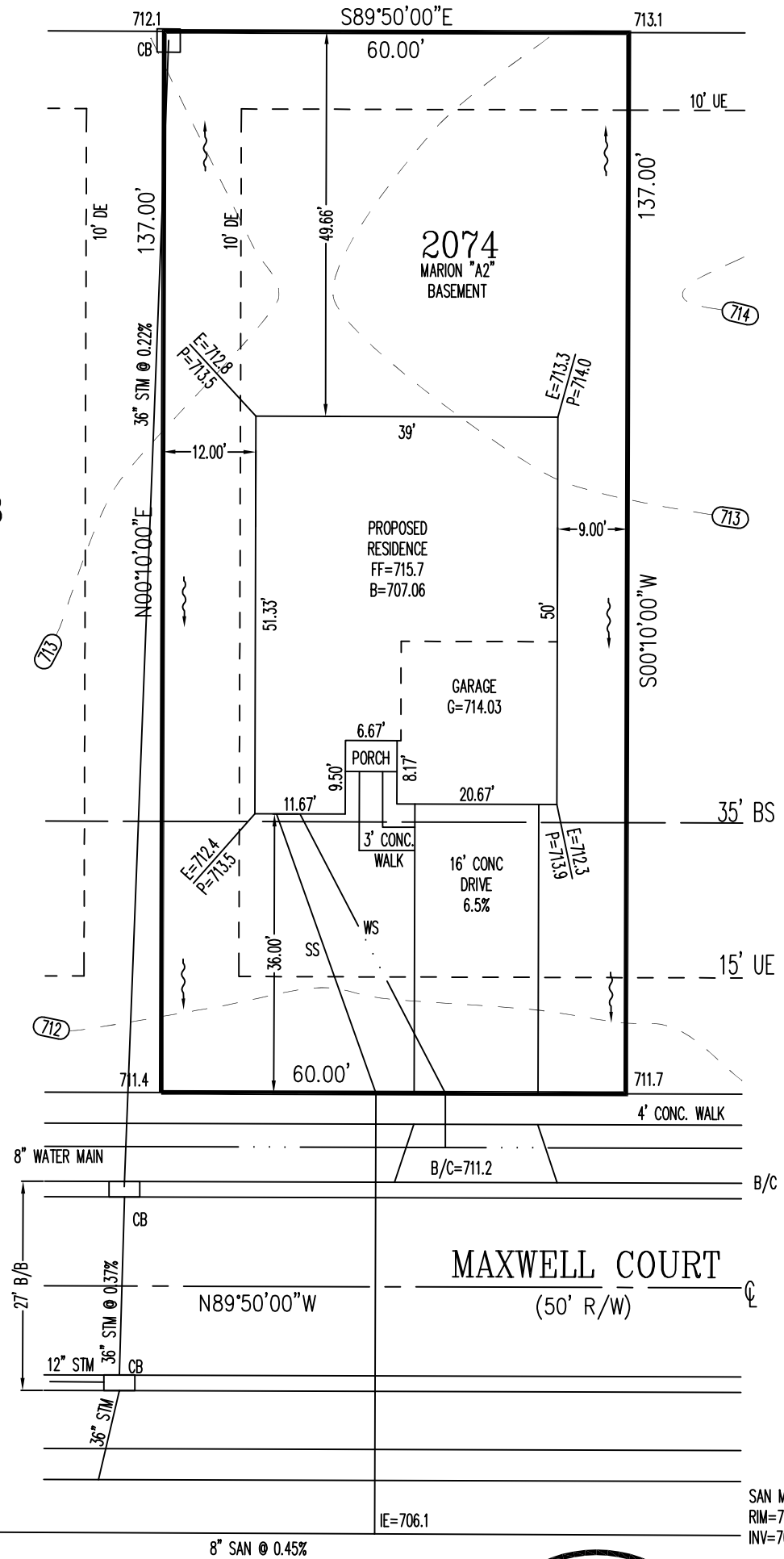
NICHOLS RESIDENCE
712 MAXWELL COURT



SETBACKS
FRONT=35' (PER PLAT)
REAR=30' (PER R-1 CODE)
SIDE=8' MIN/20' TOTAL (PER PLAT)

QUANTITIES

TOTAL LOT AREA=8,220 SF
CITY WALK=176.0 SF
HOUSE WALK=43.0 SF
DRIVE=661.3 SF
APRON=138.8 SF
PATIO & PORCHES=26.7 SF
SEEDING=5932.8 SF



* HUNG SEWER

TOPOGRAPHY FROM FIELD
LOCATIONS BY APEX IN DEC.,
2017.
MAY NOT REFLECT CURRENT
CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SAN MH 3A
RIM=712.50
INV=705.80

SAN MH 3B
RIM=712.97
INV=706.86



SCALE: 1"=20'
DATE: 07-13-18
DRAWN: JLL/REW
DESIGNED: X
CHECKED: .

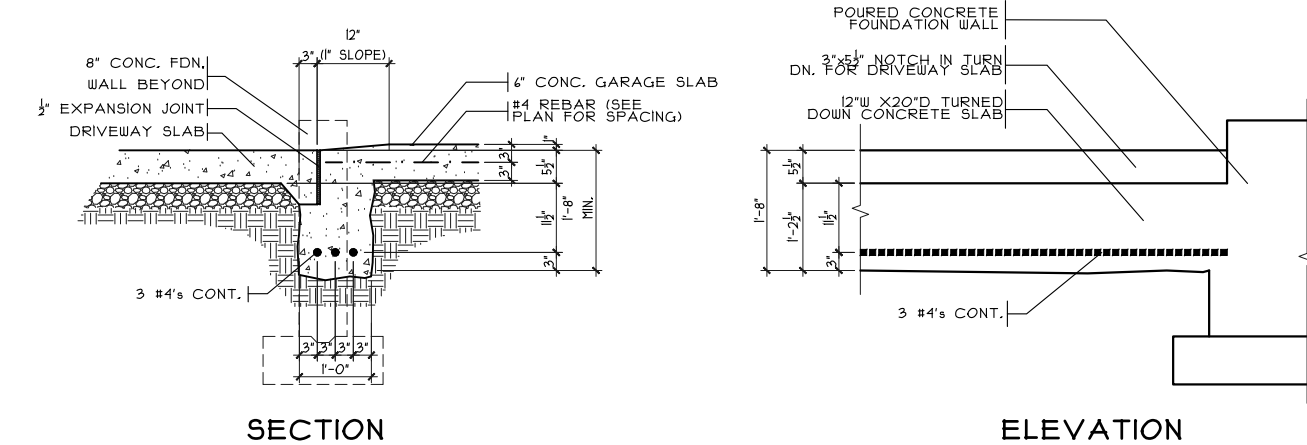


REVISIONS:

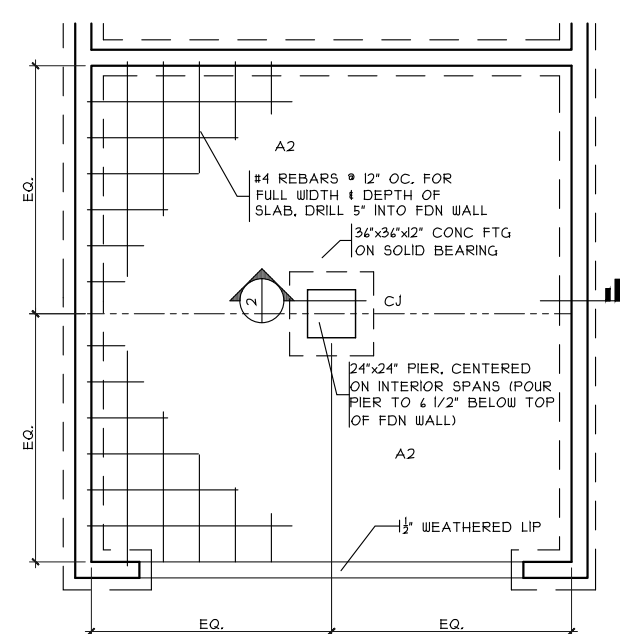
- 1.
- 2.
- 3.
- 4.

PROJECT: BERRYVIEW
DRAWING: 181313PA

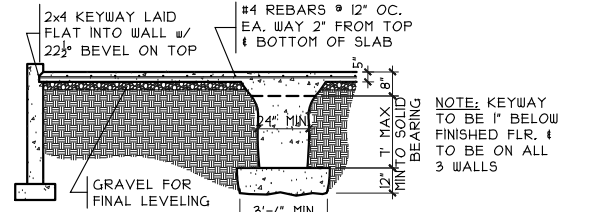
SHEET
1 OF 1



SECTION
ELEVATION
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



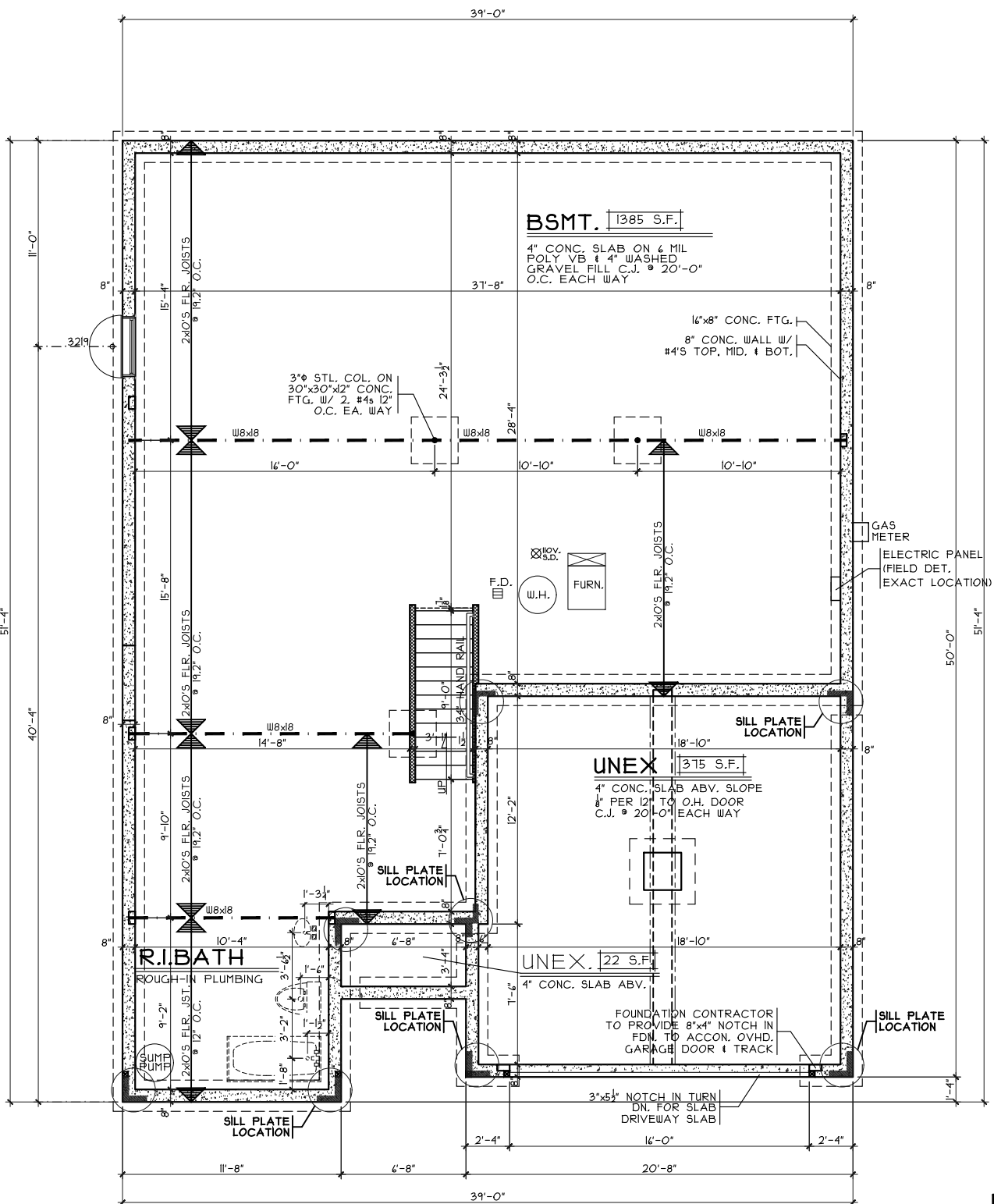
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



GRADE BM SECTION
SCALE: 1/8" = 1'-0"



GRADE BM SECTION
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

OPTIONS

Foundation Plan
Plan: Marion Basement
Date: 7.9.2018
Drawn: AR
Scale: As Noted
Revised: 7.13.2018
Sheet: 3 of 9

Proposed Residence:
Nichols Residence
712 Maxwell Court
Berryview Estates lot # 2074
Montgomery County
Germantown

BE-2074

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Marion Basement - A2 - Vinyl
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Issue Dates
Review

A2

